

ORDINANCE NO. 011108-9

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED IN THE 10400 BLOCK OF BRODIE LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to single family residence standard lot (SF-2) district on the property described in File C14-01-0023a, as follows:

A 5,417 square foot tract of land, more or less, out of the Brodie Springs Section One Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located in the 10400 block of Brodie Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on November 19, 2001.

PASSED AND APPROVED

_____, November 8, 2001

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Jackie Goodman
Kirk Watson *Mayor Pro Tem*
Mayor

APPROVED: _____
Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST: _____
Shirley A. Brown
Shirley A. Brown
City Clerk

C14-01-0023 a
Tract a
SF-2 zoning granted
5,417 Square Feet of Land
Brodie Springs, Section One
Travis County, Texas

DESCRIPTION

FIELD NOTES FOR 5,417 SQUARE FEET OF LAND OUT OF BRODIE SPRINGS SECTION ONE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 95, PAGES 33-35, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LARRY NIEMANN, OF RECORD IN VOLUME 3925, PAGE 779, OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS, SAID 5,417 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a point on the north right-of-way line of Brodie Springs Trail as dedicated by said BRODIE SPRINGS SECTION ONE, at the most westerly corner of Lot 27, and the most southerly corner of Lot 28, Block G, BRODIE SPRINGS SECTION ONE, for the southeast corner of the herein tract of land;

THENCE with said north right-of-way line of Brodie Springs Trail, also being a south line of said Lot 28, Block G, N 50°47'43" W a distance of 26.66 feet to a point at the beginning of a curve to the left;

THENCE continuing along said north right-of-way line of Brodie Springs Trail, with said curve to the left which elements are delta = 02°18'37", radius = 370.00', tangent = 7.46', length = 14.92', and which chord bears N 51°57'02" W a distance of 14.92 feet to a 1/2 inch iron rod with plastic cap set on said south line of Lot 28, Block G, for the southwest corner hereof;

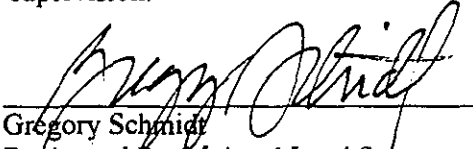
THENCE over and across the interior of said Lot 28, Block G, N 36°40'48" E a distance of 122.71 feet to a 1/2 inch iron rod with plastic cap set for the northwest corner hereof;

THENCE continuing over and across the interior of said Lot 28, Block G, S 50°48'17" E a distance of 46.97 feet to the northwest corner of said Lot 27, Block G, for the northeast corner hereof;

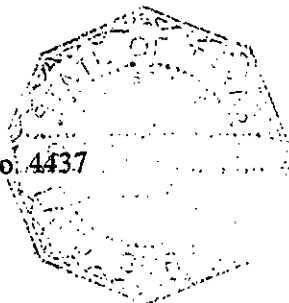
THENCE with the west line of said Lot 27, and an east line of said Lot 28, Block G, S 39°12'17" W a distance of 122.30 feet to the POINT OF BEGINNING, containing 5,417 square feet of land, more or less, within these metes and bounds.

Bearing Reference: BRODIE SPRINGS, SECTION ONE, Book 95, Page 33-35, Plat Records of Travis County, Texas.

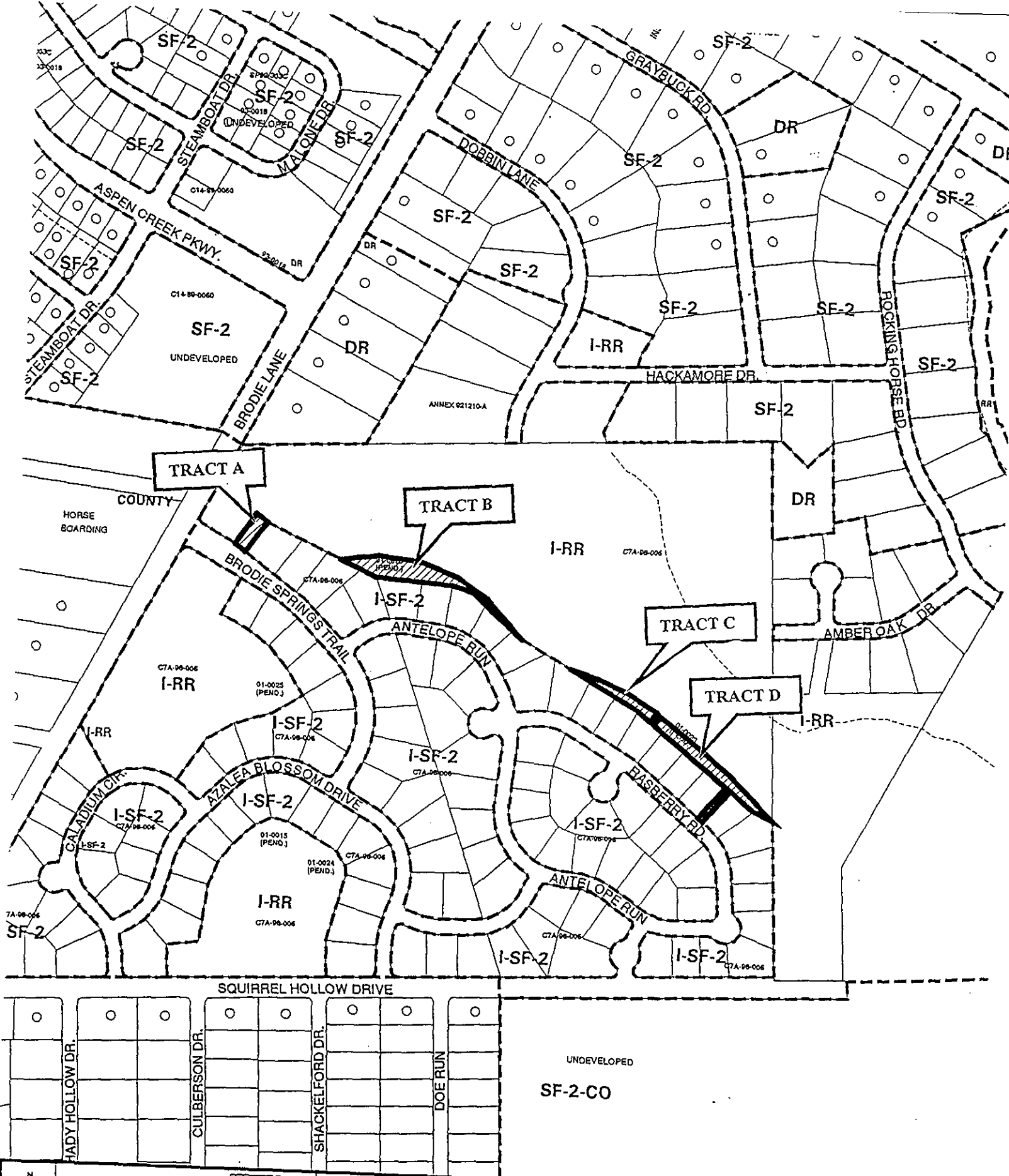
I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.



Gregory Schmidt
Registered Professional Land Surveyor No. 4437
Date: 4/19/01



MAP GRID # MD-14
TCAD PARCEL # 4 2828, #4 3028, # 4 3030



 1" = 400'	SUBJECT TRACT	 	ZONING EXHIBIT R CASE #: C14-01-0023 ADDRESS: BRODIE SPRINGS II PHASE TWO SUBJECT AREA (acres): 1.284		CITY GRID REFERENCE NUMBER D14
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W.WALSH				
		DATE: 01-05			
		INTLS: BAR			